

**TOWN OF EGREMONT
APPLICATION FOR
SPECIAL PERMIT HEARING**

Name of Applicant: Peter R. Horsfall and Leslie Alfin

Address: 223 Egremont Plain Road, PMB 623, Egremont, MA 01230

Location of Property: 9 Second Street, Egremont

Egremont Assessors Map 12, Lot 860

Registry of Deeds – Recorded Book 1752, Page 348

Applicant is owner (owner, tenant, licensee, prospective buyer)

Applicable Section of the By-Law: Section 4.3.1.5 and 6.2

Nature of application (description of business, hours of operation, etc.)

Special permit for extension and alteration of a pre-existing, nonconforming, single-family dwelling by adding an 858-square-foot addition on the westerly side of the existing structure for additional living space. See Addendum attached.

I/We hereby request a hearing before the Special Permit Granting Authority with reference to the above noted application.

Signed:  Date: 4/8/21
Alexandra H. Glover, on behalf of Leslie Alfin and Peter Horsfall

Title or Interest: Attorney for Applicants/Owners

Applicant must also submit all information required by the Zoning Board of Appeals Rules and Regulations, available at the Egremont Town Hall.

Please note that Assessors require seven (7) days to compile abutters list.

Received from the Applicant(s) the sum of \$ _____ to be applied against
postage, advertising costs and permit fee on _____ (date).

Signed: _____

ADDENDUM TO APPLICATION FOR SPECIAL PERMIT

Peter R. Horsfall and Leslie Alfin, Applicants
Property Location: 9 Second Street, North Egremont, MA

The Applicant is requesting a special permit under Sections 4.3.1.5 and 6.2 of the Zoning Bylaw of the Town of Egremont, to extend and alter a pre-existing, nonconforming, single-family dwelling by adding additional living space, including two full bathrooms, two bedrooms, and a garage. Filed herewith is a permit set of construction plans (Exhibit A) and a plan showing the original and the revised layout of the house (Exhibit B).

The existing dwelling is located on a parcel of land containing .30 acres. The existing dwelling and the lot are pre-existing nonconforming as to frontage, acreage, and east yard setback. The lot area, minimum frontage, height, and setbacks as required, existing, and proposed are as follows:

	REQUIRED	EXISTING	PROPOSED
Lot Area	1 acre	.29 acres	No change
Minimum Frontage	150'	89.12'	No change
Front Setback	40'	60'	No change
Side Yard Setback (West)	25'	51'	25' (conforming)
Side Yard Setback (East)	25'	8.81' (House) 15" into the 20' right-of-way (Deck)	8.81' (House) 15" into the 20' right-of-way (Deck)
Rear Setback	25'	54'	54' (conforming)
Height	Maximum: 35'	25'	25'

The proposed extensions and alterations will not increase the nonconforming characteristics of the property with respect to the existing east yard setback, which is currently 8.81' for the house. The Structure setback will remain unchanged.

	EXISTING	PROPOSED
Bedrooms	2	2
Bathrooms	1	3
Total Rooms	4	8
Square Footage	721 sq. ft.	1,693.5 sq. ft.
Water	Private well	Private well

The proposed extensions and alterations are in compliance with section 6.2.4 as follows:

1. It is in compliance with all other provisions and requirements of the Bylaw, and in harmony with its general intent and purpose. Section 4.2.1.5 of the Bylaw specifically allows for the extension and alteration of pre-existing, nonconforming structures by special permit, should the extension or alternation not be substantially more detrimental to the neighborhood than the existing nonconforming use. The dwelling, while expanded, will continue to be a single-story dwelling. Its height is unchanged and is well below the maximum height permitted. The current house is a mere 738 square feet in area. Even as expanded, the house would be of a modest size, but it would be significantly more livable. This proposed project is in harmony with the purpose of the Bylaw as set forth in Section 1.3; it does not cause overcrowding; it does not create additional congestion; and it does not burden natural resources or municipal services.
2. It is essential or desirable to the public convenience or welfare at the proposed location. The proposed project is a necessary improvement to increase the utility of an existing, undersized structure. This renovation

would increase the taxable property value but would not require any additional municipal services.

3. It will not be detrimental to adjacent uses or to the established or planned future character of the neighborhood. The proposed extensions and alterations are consistent with the residential nature of the neighborhood and the current use of the dwelling. The neighborhood in which the dwelling is located is residential in nature. The proposed extensions and alterations at this location are consistent with other residential uses of surrounding properties and it is in the public interest that properties are improved in ways that are not overwhelming to the character of the neighborhood. The property is currently one of the smaller structures in the neighborhood, and with the addition it will still be comparable in size to other properties in the neighborhood. For example:

PROPERTY	SQUARE FOOTAGE OF DWELLING	LOT SIZE
7 Second St	1,224 sq ft	.60 acres
3 Second St	1,186 sq ft	.60 acres
43 Lakeside Drive	1,236 sq ft	.20 acres
41 Lakeside Drive	1,102 sq ft	.20 acres
35 Lakeside Drive	2,720 sq ft	.20 acres

4. It will not create undue traffic congestion, or unduly impair pedestrian safety.

The dwelling will continue to be used as a single-family residence. The proposed changes will have no effect on traffic congestion, nor will it impair pedestrian safety.

5. It will not overload any public water, drainage or sewer system or any other municipal facility: The proposed renovation will contain two full bathrooms

and two bedrooms. The bedrooms in the existing residence will be converted to a gathering room, and the total number of bedrooms will not change. The property is served by a private septic system and a private well.

By:



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Dated: April 8, 2021